

CITY OF SANTA BARBARA STAFF HEARING OFFICER

THE P. 18(9A)

RESOLUTION NO. 014-11

1337 CLIFF DRIVE

MODIFICATION

APRIL 20, 2011

APPLICATION OF MICHAEL HARRISON, 1337 CLIFF DRIVE, APN 045-041-004, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2009-00200)

The 7,840 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves conversion of the existing garage to habitable space, the addition of a new 442 square foot garage, and a 186 square-foot addition to the rear of the residence. The discretionary application required for this project is a Modification to allow the conversion of the existing garage to new habitable space within the required 6' interior setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15301 and 15305.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, No one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

- 1. Staff Report with Attachments, April 13, 2011.
- 2. Site Plans the state of the
 - 3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.
- Helene Mussbach, Santa Barbara, CA.

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the subject application making the finding that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The reuse of the existing garage for habitable space, without creation of any new openings, allows it to continue to be a "good neighbor" without impacts to the adjacent neighbor.
- II. Said approval is subject to the condition that the proposed window within the interior setback shall not exceed the minimum dimensions or minimum clear opening for an emergency escape window required by the Building Code.

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This motion was passed and adopted on the 20th day of April, 2011 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Kathleen Goo, Staff Hearing Officer Secretary

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- 1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing IN I Officer. 150 rational to brain on the riting specific details from a passes siting to the receive of
- If the scope of work exceeds the extent described in the Modification request or that which was 2. represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void and ship of this work of the support of the consumption of
- If you have any existing zoning violations on the property, other than those included in the 3. conditions above, they must be corrected within thirty (30) days of this action.
- PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the 4. drawings submitted with the application for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
- NOTICE OF APPROVAL TIME LIMITS: The Staff Hearing Officer's action approving the 5. Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - A building permit for the construction authorized by the approval is issued within a. twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - one (1) year from granting the approval.